



US Army Corps  
of Engineers  
Huntsville Center

Program Manager  
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# Medical Repair and Renewal Program

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Public Affairs Office (256) 895-1693  
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## Toolbox Contracting

The Medical Repair and Renewal Program at the Huntsville Center offers a fast track, efficient method for design and execution of all types of facility repairs, renovations and minor construction. This program is available to all districts and their customers as part of the Corps' "one-door-to-the-Corps" policy. A self-directed team manages more than \$40 million of facility repair/renovation projects annually. The key to our success is innovative use of Indefinite Delivery/Indefinite Quantity (IDIQ) service/construction contracts covering all 50 states plus U.S. territories. These contracts and how we use them offer many benefits and advantages.

## Benefits and Advantages

- **Performance Specification Scopes of Work.** Ensures that the desired end result is achieved.
- **Work Plans in Lieu of Designs.** Use of work plans prepared by the IDIQ contractor instead of government furnished designs eliminates change orders due to design omissions and errors. The contractor has employed professionals in the field of medical facility design and guarantees that implementation of the work plan will satisfy the performance specifications of the scope of work and Joint Council on Accreditation of Healthcare Organizations requirements. The government reviews and approves the work plan, but the contractor retains the design liability.
- **Cost Savings.** Cost to prepare work plans is generally less than for an architect-engineer (AE) or in-house design. The work plan drawings are detailed more to commercial standards as opposed to government standards. Instead of generic specifications and typical equipment layouts, the work plan provides the

catalog cuts of the equipment proposed for installation and the manufacturer specific installation details. In-house effort and cost to review work plans (low government risk) is also less than traditional designs (high government risk).

- **Time Savings.** Significant time savings are achieved using this design-build approach. Depending upon project complexity, work plans normally take 45 to 120 days to complete as compared to 180 to 240 days for a typical AE medical design. The construction cost proposal is provided with the final work plan. If circumstances warrant, construction can start immediately under time and materials (T&M) and then convert to firm fixed price after work is under way.
- **Quality.** The vast majority of our Medical R&R projects are successfully completed on time and have high customer satisfaction. The likelihood of project success and quality workmanship is high using R&R because we exercise annual ordering period options and award new task orders only if the R&R contractor's past performance on previous task orders is satisfactory.

## Best Applications

Projects best suited for Medical R&R are Operations and Maintenance (O&M) funded, typically \$250,000 or more (no upper limit), require engineering/design prior to starting construction and have tight budget and/or schedule requirements. The Medical R&R contracts were specifically developed as a more timely and cost effective alternative to traditional AE design – IDIQ construction approach. Our niche is primarily those projects that are beyond the typical capabilities of a Job Order Contract or Simplified Acquisition of Base Engineering Requirements contractor, but which do not require a detailed design by an AE firm to entirely define the work. We have discovered that this niche is fairly wide.